

CITY OF WATERLOO

RESIDENTIAL MIXED-USE (RMU)

Zone

7.10 Residential Mixed-Use (RMU) Zone

Permitted Uses

7.10.1 No PERSON shall erect, alter, enlarge, reconstruct, locate, or use any BUILDING or STRUCTURE in whole or in part, nor use any land in whole or in part, in the Residential Mixed-Use (RMU) zone for any purpose other than one or more of the following permitted uses:

7.10.1.1 **Primary Uses:**

- MULTI-UNIT RESIDENTIAL BUILDING (including APARTMENT BUILDING)
- MIXED USE BUILDING with DWELLING UNITS above the FIRST STOREY
- TOWNHOUSE BUILDING, for lands zoned RMU-20 and RMU-30 only
- FREEHOLD TOWNHOUSE BUILDING, for lands zoned RMU-20 and RMU-30 only
- STACKED TOWNHOUSE BUILDING, for lands zoned RMU-20 and RMU-30 only
- TRIPLEX BUILDING, for lands zoned RMU-20 only
- LONG TERM CARE FACILITY
- ASSISTED LIVING FACILITY

7.10.1.2 **Complementary Uses:**

- GOVERNMENT USE
- MUNICIPAL RECREATIONAL FACILITY
- SPIRITUAL USE, for lands zoned RMU-20 only (see section 3.S.4)

7.10.1.3 **Ancillary Uses**, meaning the uses are subordinate and incidental to a permitted DWELLING UNIT:

- HOME OCCUPATION (see section 3.H.3 and Table 6A)

7.10.1.4 **Ancillary Uses**, meaning the uses are subordinate and incidental to a TOWNHOUSE BUILDING or FREEHOLD TOWNHOUSE BUILDING:

- COACH HOUSE (see section 3.C.2)
- ADDITIONAL RESIDENTIAL UNIT (see section 3.A.1B)

7.10.1.5 **Ancillary Uses**, meaning the uses are subordinate and incidental to a:

- i. MULTI-UNIT RESIDENTIAL BUILDING
 - ii. MIXED USE BUILDING with DWELLING UNITS above the FIRST STOREY
 - iii. LONG TERM CARE FACILITY
 - iv. ASSISTED LIVING FACILITY
- CAFE
 - CHILD CARE CENTRE
 - COMMERCIAL RECREATION
 - COMMERCIAL WELLNESS
 - DRUG STORE
 - FOOD STORE
 - MEDICAL CLINIC

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- OFFICE
- PERSONAL SERVICE SHOP
- RESTAURANT and TAKE-OUT RESTAURANT
- SPIRITUAL USE for lands zoned RMU-30, RMU-40, RMU-60, RMU-81 (see section 3.S.4)
- VARIETY STORE

7.10.1.6 Notwithstanding anything to the contrary, a DRIVE-THROUGH shall be prohibited.

7.10.1.7 Notwithstanding anything to the contrary, the provisions in the Residential Four (R4) Zone shall apply to the following USES which lawfully and actually existed on the date of the passing of this BY-LAW:

- a.) DETACHED BUILDING
- b.)
- c.) FREEHOLD SEMI-DETACHED BUILDING
- d.)

7.10.1.8 repealed by By-law 2022-053

Performance Standards

7.10.2 The following regulations in Table 7O shall apply to every LOT, BUILDING and STRUCTURE in the Residential Mixed-Use (RMU) zone:

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Table 70: Regulations - RESIDENTIAL MIXED-USE ZONE (RMU)					
	RMU-20	RMU-30	RMU-40	RMU-60	RMU-81
LOT FRONTAGE (minimum)	20 metres				
STREET LINE setback (minimum)	5 metres				
STREET LINE setback (maximum)	At least 75% of the STREET LINE FRONT BUILDING FAÇADE shall be within 7.5 metres of the STREET LINE	At least 75% of the STREET LINE FRONT BUILDING FAÇADE shall be within 7.5 metres of the STREET LINE	At least 75% of the STREET LINE FRONT BUILDING FAÇADE shall be within 7.5 metres of the STREET LINE _{within 7.0 metres of the STREET LINE}	At least 75% of the STREET LINE FRONT BUILDING FAÇADE shall be within 6.0 metres of the STREET LINE 6.0 metres of the STREET LINE	At least 75% of the STREET LINE FRONT BUILDING FAÇADE shall be within 6.0 metres of the STREET LINE
SIDE YARD setback (minimum)	3 metres				
REAR YARD setback (minimum)	7.5 metres	7.5 metres	7.5 metres	5.0 metres	5.0 metres
LOW RISE RESIDENTIAL LOT LINE setback (minimum)	7.5 metres or half the height of the BUILDING, whichever is greater, except for TOWNHOUSE BUILDINGS and FREEHOLD TOWNHOUSE BUILDINGS where no LOW RISE RESIDENTIAL LOT LINE setback shall apply				
BUILDING HEIGHT (minimum)	7.5 metres	7.5 metres	10.5 metres	13.5 metres	13.5 metres
BUILDING HEIGHT (maximum)	20 metres and 6 storeys	30 metres and 9 storeys	40 metres and 12 storeys	60 metres and 18 storeys	81 metres and 25 storeys
Density (minimum)	(none)	(none)	150 BEDROOMS per hectare	150 BEDROOMS per hectare	150 BEDROOMS per hectare
Density (maximum)	450 BEDROOMS per hectare	525 BEDROOMS per hectare	600 BEDROOMS per hectare	675 BEDROOMS per hectare	750 BEDROOMS per hectare
LANDSCAPED OPEN SPACE (minimum)	30%				
Number of main BUILDINGS per LOT (maximum)	More than one (1) permitted				

7.10.3 The following additional regulations in Table 7P shall apply to every BUILDING in the Residential Mixed-Use (RMU) zone constructed after the effective date of this BY-LAW:

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Table 7P: Regulations - RESIDENTIAL MIXED-USE ZONE (RMU)					
	RMU-20	RMU-30	RMU-40	RMU-60	RMU-81
Height of FIRST STOREY (minimum)	4.0 metres	4.0 metres	4.0 metres	4.0 metres	4.0 metres
PODIUM Height (minimum)	(none)	10.5 metres	10.5 metres	10.5 metres	10.5 metres
PODIUM Height (maximum)	(none)	14.3 metres and 4 storeys	14.8 metres and 4 storeys	21 metres and 6 storeys	21 metres and 6 storeys
TOWER Separation measured from exterior face of the BUILDING, including balconies (minimum) (see 7.10.4)	(none)	a.) 22 metres from a TOWER on the same LOT b.) 11 metres from an INTERIOR LOT LINE, except where the INTERIOR LOT LINE abuts lands zoned OS1 (see 3.T.5.2)			
Horizontal TOWER Dimension (maximum)	(none)	40 metres	40 metres	40 metres	40 metres
TOWER Footprint (maximum)	(none)	1,000 square metres	1,000 square metres	1,000 square metres	1,000 square metres
TOWER STEPBACK above PODIUM, including balconies, on the FRONT BUILDING FAÇADE and FLANKAGE BUILDING FAÇADE (minimum)	(none)	3 metres (see 3.T.5.1)	3 metres (see 3.T.5.1)	3 metres (see 3.T.5.1)	3 metres (see 3.T.5.1)
AMENITY AREA (minimum)	3 square metres for the first BEDROOM and 2 square metres for each additional BEDROOM in the DWELLING UNIT				

7.10.4 Repealed by by-law 2022-052.

7.10.5 Notwithstanding anything to the contrary, every BUILDING shall have a front entrance at GRADE on the FRONT BUILDING FAÇADE and or FLANKAGE BUILDING FAÇADE.

7.10.6 Notwithstanding anything to the contrary, the following regulations shall apply to the Ancillary Uses in section 7.10.1.5:

- a.) Ancillary Uses specified in section 7.10.1.5 shall abut the FRONT BUILDING FAÇADE and or FLANKAGE BUILDING FAÇADE.

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- b.) Ancillary Uses specified in section 7.10.1.5 shall only be permitted on the FIRST STOREY of a:
- MULTI-UNIT RESIDENTIAL BUILDING
 - MIXED USE BUILDING with DWELLING UNITS above the FIRST STOREY
 - LONG TERM CARE FACILITY
 - ASSISTED LIVING FACILITY
- c.) Notwithstanding section 7.10.6.b.), the uses identified below as 'A' to 'E' inclusive below shall be permitted on the second STOREY of a:
- MULTI-UNIT RESIDENTIAL BUILDING
 - MIXED USE BUILDING with DWELLING UNITS above the FIRST STOREY
 - LONG TERM CARE FACILITY
 - ASSISTED LIVING FACILITY
- A. COMMERCIAL RECREATION
B. COMMERCIAL WELLNESS
C. OFFICE
D. PERSONAL SERVICE SHOP
E. SPIRITUAL USE
- d.) Ancillary Uses specified in section 7.10.1.5 shall not collectively exceed fifteen percent (15%) of the BUILDING FLOOR AREA of the BUILDING in which the Ancillary Uses are located or 5,000 square metres, whichever is more restrictive.
- e.) For the Ancillary Uses specified in section 7.10.1.5, the maximum floor area of each commercial unit shall be 465 square metres.
- f.) Notwithstanding section 7.10.6.e.), the maximum floor area of a FOOD STORE shall be 1,115 square metres. A maximum one (1) FOOD STORE shall be permitted on a LOT.
- g.) Notwithstanding section 7.10.6.e.), the maximum floor area of a DRUG STORE shall be 1,115 square metres. A maximum one (1) DRUG STORE shall be permitted on a LOT.

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7.10.7 The following minimum PARKING SPACE regulations shall apply to:

- Primary Uses in section 7.10.1.1, except as specified in Table 6A
- Complementary Uses in section 7.10.1.2, except SPIRITUAL USES as specified in Table 6A
- Ancillary Uses in section 7.10.1.5, except as specified in Table 6A

Minimum Parking Rate		Area A on Schedule A1	Area B on Schedule A1	Area C on Schedule A1	Area D on Schedule A1	Area E on Schedule A1	Area F on Schedule A1	All Other	
RMU-20	Use	0.65	0.75	0.90	1.00	1.00	1.10	1.15	PDU*
	Visitor	0.10	0.10	0.10	0.10	0.10	0.10	0.10	PDU*
		0.75	0.85	1.00	1.10	1.10	1.20	1.25	PDU*
RMU-30	Use	0.65	0.75	0.90	1.00	1.00	1.10	1.15	PDU*
	Visitor	0.10	0.10	0.10	0.10	0.10	0.10	0.10	PDU*
		0.75	0.85	1.00	1.10	1.10	1.20	1.25	PDU*
RMU-40	Use	0.65	0.75	0.90	1.00	1.00	1.10	1.15	PDU*
	Visitor	0.10	0.10	0.10	0.10	0.10	0.10	0.10	PDU*
		0.75	0.85	1.00	1.10	1.10	1.20	1.25	PDU*
RMU-60	Use	0.60	0.65	0.70	0.80	0.80	0.90	0.90	PDU*
	Visitor	0.10	0.10	0.10	0.10	0.10	0.10	0.10	PDU*
		0.70	0.75	0.80	0.90	0.90	1.00	1.00	PDU*
RMU-81	Use	0.60	0.65	0.70	0.80	0.80	0.90	0.90	PDU*
	Visitor	0.10	0.10	0.10	0.10	0.10	0.10	0.10	PDU*
		0.70	0.75	0.80	0.90	0.90	1.00	1.00	PDU*
Non-Residential Uses	Use	1.50	1.80	2.10	2.40	2.40	2.70	3.00	/100m2*

* PDU = Per Dwelling Unit

/100m2 = Per 100 square metres of BUILDING FLOOR AREA

NOTE: BICYCLE PARKING requirements are contained in section 6.6. LOADING SPACE requirements are contained in section 6.9.

7.10.8 A LONG TERM CARE FACILITY shall comply with the parking regulations in Table 6A.

7.10.9 An ASSISTED LIVING FACILITY shall comply with the parking regulations in Table 6A.

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7.10.10 STRUCTURED PARKING shall be permitted on the FIRST STOREY provided that:

- a.) A minimum twenty five percent (25%) of the FIRST STOREY shall be comprised of one or more of the following uses:
 - HABITABLE FLOOR SPACE
 - circulation spaces, such as hallways, elevators, and the like
 - common indoor AMENITY AREA
 - DWELLING UNIT
 - commercial uses specified in sections 7.10.1.2 and 7.10.1.5
 - institutional uses specified in sections 7.10.1.2 and 7.10.1.5
 - entrance / foyers
 - hydro transformer room
 - management office
 - lobby, reception area, seating area, and the like
- b.) STRUCTURED PARKING shall be located entirely behind the BUILDING FLOOR AREA devoted to the uses specified in section 7.10.10.a.).
- c.) For an INTERIOR LOT, the BUILDING FLOOR AREA devoted to the uses specified in section 7.10.10.a.) shall abut the entire FRONT BUILDING FAÇADE.
- d.) For a CORNER LOT, the BUILDING FLOOR AREA devoted to the uses specified in section 7.10.10.a.) shall abut the entire FRONT BUILDING FAÇADE and or the entire FLANKAGE BUILDING FAÇADE, provided further that:
 - i.) where the BUILDING FLOOR AREA devoted to the uses specified in section 7.10.10.a.) only abuts the FRONT BUILDING FAÇADE, the STRUCTURED PARKING abutting the FLANKAGE BUILDING FAÇADE shall be visibly screened from view from the STREET;
 - ii.) where the BUILDING FLOOR AREA devoted to the uses specified in section 7.10.10.a.) only abuts the FLANKAGE BUILDING FAÇADE, the STRUCTURED PARKING abutting the FRONT BUILDING FAÇADE shall be visibly screened from view from the STREET.
- e.) Notwithstanding anything to the contrary, where the FIRST STOREY is partially comprised of STRUCTURED PARKING, the principal BUILDING entrance shall be located on the STREET LINE BUILDING FAÇADE containing the BUILDING FLOOR AREA required in section 7.10.10.a.).

7.10.11 Notwithstanding anything to the contrary, a DRIVEWAY may comprise part of the FRONT BUILDING FAÇADE or FLANKAGE BUILDING FAÇADE.

7.10.12 Notwithstanding anything to the contrary, the regulations of the Residential Eight (R8) zone, including parking, shall apply to TRIPLEX BUILDINGS, TOWNHOUSE BUILDINGS, FREEHOLD TOWNHOUSE BUILDINGS, and STACKED TOWNHOUSE BUILDINGS.